



HERTSMERE BOROUGH COUNCIL

Civic Offices, Elstree Way
 Borehamwood
 Herts WD6 1WA
 Tel: 020 8207 2277
 Fax: 020 8207 7444
 Email: planning@hertsmere.gov.uk
www.hertsmere.gov.uk

Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="34"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Nicoll Farm"/>
Address Line 1	<input type="text" value="Allum Lane"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Hertfordshire"/>
Town/city	<input type="text" value="Elstree"/>
Postcode	<input type="text" value="WD6 3NP"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="518409"/>	<input type="text" value="196013"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

WD23 1NQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Conversion of existing grade II listed barn to 4 bed dwelling with access and parking, including demolition of 20th Century extensions; alterations to existing grade II listed farmhouse; construction of 3 x 4 bed detached dwellings; construction of 1 x 3 bed detached dwelling; associated landscaping including on-site widening of existing driveway.

Has the development or work already been started without consent?

Yes

No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know

Grade I

Grade II*

Grade II

Is it an ecclesiastical building?

Don't know

Yes

No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

2014.00

Cubic metres

What is the volume of the part to be demolished?

653.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

1950

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Date unknown but post-war workshops, garage and lean-to store. Construction of mixed materials - in situ concrete, brickwork, timber including some repositioned older timbers to simulate age, asbestos cement sheeting, felt and pantile.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The buildings to be demolished are modern and detract from the character, appearance and fabric of the original buildings (the parts which form the basis for the listing).

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

P-108, P-109, P-110, P-111, P-112, E-102, E-103, P-102, P-103, E-104, P-104, E-101, P-101, E-105, E-106, P-105, P-106, P-107, Heritage Statement, 16717NA - Inspection Report.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Barn - Timber cladding over brickwork plinths (with some in situ concrete repairs); brickwork byre walls. Farmhouse - Brickwork (varying type and age), painted brickwork, timber cladding.

Proposed materials and finishes:

Barn - Timber cladding reclaimed or matching; brickwork walls repaired using reclaimed or matching brickwork laid and pointed in lime mortar. Farmhouse - Brickwork walls repaired using reclaimed or matching brickwork laid and pointed in lime mortar. New dwellings - Larch cladding over brickwork plinths laid in lime mortar.

Type:

Roof covering

Existing materials and finishes:

Barn - Handmade plain clay tile, clay pantile, asbestos cement sheet, felt. Farmhouse - Handmade plain clay tile, lead flat roofs, lead and timber-clad dormers.

Proposed materials and finishes:

Barn - Handmade plain clay tile, repaired as necessary with matching tiles; conservation rooflights. Farmhouse - Handmade plain clay tile, repaired as necessary with matching tiles, lead flat roofs, lead-clad dormers. New dwellings: Handmade plain clay tiles.

Type:

Chimney

Existing materials and finishes:

Barn - none. Farmhouse - mixed: brickwork; rendered brickwork.

Proposed materials and finishes:

Barn - none. Farmhouse - mixed: brickwork; rendered brickwork, repaired using lime render.

Type:

Windows

Existing materials and finishes:

Barn - Timber casements, timber shutters. Farmhouse - mixed - timber casements, timber sliding sashes.

Proposed materials and finishes:

Barn - Timber casements, timber shutters. Farmhouse - mixed - timber casements, timber sliding sashes. New dwellings - aluminium casements, hit and miss timber cladding over some windows, sliding timber screens over some windows.

Type:

External doors

Existing materials and finishes:

Barn - Timber casements, timber shutters. Farmhouse - Timber casements, some part glazed, glazed french doors.

Proposed materials and finishes:

Barn - Timber casements, timber shutters over glazed timber screens. Farmhouse - Timber casements, some part glazed, glazed french doors. New dwellings - Close-boarded timber, aluminium casements.

Type:

Floors

Existing materials and finishes:

Barn - mixed - Ground: In situ concrete, whole flint cobbles on compacted soil; First: timber sheathing and boarding on timber joists.

Proposed materials and finishes:

Barn - mixed - Ground: Limecrete, whole flint cobbles set in Limecrete; First: timber diaphragm floor and boarding on retained timber joists.

Type:

Rainwater goods

Existing materials and finishes:

Barn - Cast iron. Farmhouse - Cast iron.

Proposed materials and finishes:

Barn - Cast iron repaired to match existing. Farmhouse - Cast iron repaired to match existing. New dwellings - Cast iron.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Mixed - Timber, chain-link fence, listed brickwork wall at frontage of Farmhouse.

Proposed materials and finishes:

Mixed - Timber, traditional metal estate fencing, timber post and wire (to support planting), listed brickwork wall at frontage of Farmhouse retained (damaged or spalled bricks replaced with reclaimed or new handmade to match, laid in lime mortar).

Type:

Vehicle access and hard standing

Existing materials and finishes:

Gravel or compacted soil.

Proposed materials and finishes:

Pathways around buildings - natural stone paving with permeable joints; Parking bays - gravel; Drive - gravel in stabilisation matrix.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

 Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

E-102, E-103, E-105, P-101, P-102, P-104, P-105, P-106, P-107, P-111, P-120, P-125, P-130, P-135, Design and Access Statement, Heritage Statement.

Site Area

What is the measurement of the site area? (numeric characters only).

5321.50

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Farmhouse and Barn

Is the site currently vacant?

 Yes No

If Yes, please describe the last use of the site

Farmhouse and Barn

When did this use end (if known)?

20/09/2018

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

P-113 SITE PLAN - ACCESS PLANS
Design and Access Statement; page 32; SECTION 9.0 ACCESS

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

12

Total proposed (including spaces retained):

18

Difference in spaces:

6

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Refer to drawing P-108

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
- No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
- No

Will the proposal increase the flood risk elsewhere?

- Yes
- No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer

Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

Refer to drawing P-114 Refuse Collection
Design and Access Statement, Section 5.4.

5.4 WASTE

The dwellings will rely upon conventional bin and recycling collection. Please refer to drawing P-114 Proposed Refuse Plans.

The proposal for refuse collection is:

- Barn refuse to be collected from existing location on Allum Lane
- Farmhouse and Dwellings 1-4 to be collected within the site from refuse collection points
- Refuse collection point to be located adjacent to hammer head
- Minimal drag distances for residents/occupants

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

Refer to drawing P-114

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type: Houses
1 Bedroom: 0
2 Bedroom: 0
3 Bedroom: 1
4+ Bedroom: 5
Unknown Bedroom: 0
Total: 6

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	1	5	0	6

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type: Houses
1 Bedroom: 0
2 Bedroom: 0
3 Bedroom: 0
4+ Bedroom: 1
Unknown Bedroom: 0
Total: 1

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown	Total
	0	0	0	1	0	1

Totals

Total proposed residential units	6
Total existing residential units	1
Total net gain or loss of residential units	5

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

<p>Use Class: B8 - Storage or distribution</p> <p>Existing gross internal floorspace (square metres) (a): 516</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 516</p> <p>Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 0</p> <p>Net additional gross internal floorspace following development (square metres) (d = c - a): -516</p>

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	516	516	0	-516

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

21/11/2023

Declaration made

Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Chris Bulmer

Date

2023/11/21